

Exhibit A

Court of Common Pleas of Philadelphia County
Trial Division**Civil Cover Sheet**

For Prothonotary Use Only (Docket Number)

APRIL 2023

E-Filing Number: 2304008641

00405

PLAINTIFF'S NAME JUANITA JOHNSON		DEFENDANT'S NAME MACY'S RETAIL HOLDINGS, INC.	
PLAINTIFF'S ADDRESS 6201 N 10TH STREET APT 525 PHILADELPHIA PA 19141		DEFENDANT'S ADDRESS C/OCORPORATE CREATIONS NETWORK 1001 STATE STREET #1400 ERIE PA 16501	
PLAINTIFF'S NAME		DEFENDANT'S NAME	
PLAINTIFF'S ADDRESS		DEFENDANT'S ADDRESS	
PLAINTIFF'S NAME		DEFENDANT'S NAME	
PLAINTIFF'S ADDRESS		DEFENDANT'S ADDRESS	
TOTAL NUMBER OF PLAINTIFFS 1	TOTAL NUMBER OF DEFENDANTS 1	COMMENCEMENT OF ACTION <input checked="" type="checkbox"/> Complaint <input type="checkbox"/> Petition Action <input type="checkbox"/> Notice of Appeal <input type="checkbox"/> Writ of Summons <input type="checkbox"/> Transfer From Other Jurisdictions	
AMOUNT IN CONTROVERSY <input type="checkbox"/> \$50,000.00 or less <input checked="" type="checkbox"/> More than \$50,000.00	COURT PROGRAMS <input type="checkbox"/> Arbitration <input type="checkbox"/> Mass Tort <input type="checkbox"/> Commerce <input type="checkbox"/> Settlement <input checked="" type="checkbox"/> Jury <input type="checkbox"/> Savings Action <input type="checkbox"/> Minor Court Appeal <input type="checkbox"/> Minors <input type="checkbox"/> Non-Jury <input type="checkbox"/> Petition <input type="checkbox"/> Statutory Appeals <input type="checkbox"/> W/D/Survival <input type="checkbox"/> Other:		
CASE TYPE AND CODE 20 - PERSONAL INJURY - OTHER			
STATUTORY BASIS FOR CAUSE OF ACTION			
RELATED PENDING CASES (LIST BY CASE CAPTION AND DOCKET NUMBER)		IS CASE SUBJECT TO COORDINATION ORDER? YES NO	
		FILED PROTHONOTARY APR 05 2023 G. IMPERATO	
TO THE PROTHONOTARY: Kindly enter my appearance on behalf of Plaintiff/Petitioner/Appellant: <u>JUANITA JOHNSON</u> Papers may be served at the address set forth below.			
NAME OF PLAINTIFF'S/PETITIONER'S/APPELLANT'S ATTORNEY MICHAEL I. LUBER		ADDRESS 1420 WALNUT STREET SUITE 300 PHILADELPHIA PA 19102	
PHONE NUMBER (215) 496-1000	FAX NUMBER (215) 496-9025		
SUPREME COURT IDENTIFICATION NO. 2041		E-MAIL ADDRESS imichaelluber@aol.com	
SIGNATURE OF FILING ATTORNEY OR PARTY MICHAEL LUBER		DATE SUBMITTED Wednesday, April 05, 2023, 01:17 pm	

FINAL COPY (Approved by the Prothonotary Clerk)

I. MICHAEL LUBER, ESQUIRE
Attorney I.D. No. 02041
1420 Walnut Street, Suite 300
Philadelphia, PA 19102
(215) 496-1000

Filed and Attested by the
Office of Judicial Records
05 APR 2023 01:17 pm
G. IMPERATO

Attorney for Plaintiff

Juanita Johnson	:	COURT OF COMMON PLEAS
6201 North 10 th Street	:	PHILADELPHIA COUNTY
Apt 525-Stevenson Terrace	:	
Philadelphia, PA 19141	:	
vs	:	
Macy's Retail Holdings, Inc.	:	
c/o Corporate Creations Network, Inc.	:	
1001 State Street # 1400	:	
Erie, PA 16501	:	

"NOTICE

"You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

"YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

PHILADELPHIA COUNTY BAR ASSOCIATION
LAWYER REFERRAL AND INFORMATION SERVICE
1101 MARKET STREET
PHILADELPHIA, PA 19107
(215) 238-6300

"AVISO

"Le han demandado a usted en la corte. Si usted quiere defenderse de estas demandas expuestas en las paginas siguientes, usted tiene veinte (20) dias, de plazo al partir de la fecha de la demanda y la notificacion. Hace falta asentar una comparencia escrita o en persona o con un abogado y entregar a la corte en forma escrita sus defensas o sus objeciones a las demandas en contra de su persona. Sea avisado que si usted no se defiende, la corte tomara medidas y puede continuar la demanda en contra suya sin previo aviso o notificacion. Ademas, la corte puede decidir a favor del demandante y requiere que usted cumpla con todas las provisiones de esta demanda. Usted puede perder dinero o sus propiedades u otros derechos importantes para usted.

"LLEVE ESTA DEMANDA A UN ABOGADO INMEDIATAMENTE. SI NO TIENE ABOGADO O SI NO TIENE EL DINERO SUFICIENTE DE PAGAR EL SERVICIO, VAYA EN PERSONA O LLAME POR TELEFONO A AL OFICINA CUYA DIRECCION SE ENCUENTRA ESCRITA ABAJO PARA AVERIGUAR DONDE SE PUEDE CONSEGUIR ASISTENCIA LEGAL.

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Attorney for Plaintiff

Juanita Johnson	:	COURT OF COMMON PLEAS
6201 North 10 th Street	:	PHILADELPHIA COUNTY
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c/o Corporate Creations Network, Inc.	:	
1001 State Street # 1400	:	
Erie, PA 16501	:	

CIVIL ACTION

1. The Plaintiff Juanita Johnson is an adult individual who resides at 6201 North 10th Street, Apartment 525, Philadelphia, Pa.

2. The Defendant Macy's Retail Holdings, Inc. is registered with the Pennsylvania Department of State Corporations as a foreign business corporation with a registered office c/o Corporate Creations Network, Inc. 1001 State Street, Suite 1400, Erie, Pa. At all times material and relevant hereto the said defendant was the corporate owner of the Macy's retail store located 2399 Cottman Avenue, Philadelphia, Pa.

3. At all times material and relevant hereto the Defendant did own, operate, manage, maintain, stock, assemble tables/desks/furniture and possess the real property/store located 2399 Cottman Avenue, Philadelphia, Pa. and known as Macy's.

4. At all times material and relevant hereto the Defendant through its agents, servants, workman and/or employees was responsible for stocking, assembling, and maintaining furniture on the show room floor at their retail location, 2399 Cottman Avenue, Philadelphia, Pa,

5. At all times material hereto the Plaintiff was lawful business invitee of the Defendant's store as identified above for the purposes of further the business interests of the said Defendant.

6. On or about October 11, 2021, the Plaintiff was a lawfully business invitee of the Defendant's retail store located 2399 Cottman Avenue, Philadelphia, Pa. in the furniture department, when she leaned back into a desk on the showroom floor, which desk collapsed to the ground when the legs broke off, resulting the plaintiff falling backwards on the broken desk and floor and as a result of this fall the Plaintiff did sustain the injuries and damages herein below more fully described.

7. As a result of the aforesaid occurrence the Plaintiff was caused to sustain serious and painful personal injuries rendering her sick, sore and disordered and more particularly she sustained a serious impairment of a bodily function, including but not limited to high grade sprain of ACL with partial thickness tear, lateral meniscal tear, C2-3 central herniation indenting the thecal sac, C3-4 broad based herniations, C4-5 broad based herniations, C5-6 broad based herniations, complete thickness tear of the supraspinatus tendon, infraspinatus and subscapularis tendinosis with partial thickness tear of distal fibres, cervical radiculopathy, and sprain and a severe shock to her nerves and nervous system, some or all of which injuries may be permanent in nature.

8. As a result of the aforesaid occurrence, the Plaintiff has undergone and will undergo great pain and suffering, she has required and will require continued medical attention and treatment, and she has otherwise been injured and damaged; further, said Plaintiff has been and may in the future be disabled and prevented from following her usual occupations and from performing her customary duties and she has suffered a loss and depreciation of her earning power and will continue to suffer such loss and depreciation for an indefinite period of time in the future, all to her great loss and detriment.

9. As a further result of this occurrence, the Plaintiff has been and may in the future be compelled to expend monies for medicine, medical care and treatment rendered necessary as a result of the injuries aforesaid, all to her great loss and detriment.

10. Plaintiff avers that the Defendant knew or should have known that the desk was not assembled properly or securely or was delivered pre-assembled improperly, so that when Plaintiff leaned against same it collapsed to the ground when the legs broke off the desk. Defendant's lack of inspection created an unreasonable risk of injury to Plaintiff and others lawfully on their premises.

11. The negligence and carelessness of the Defendants, by and/or through Defendant's agents, servants, workmen, employees, and/or other representatives consisted of the following:

- (a) permitting a dangerous condition to exist and remain on their showroom floor;
- (b) failing to inspect the desk after it was assembled to make sure that same was properly and securely put together;
- © failing to inspect the desk before it was placed on the showroom floor to make sure that same was assembled correctly and safely;
- (d) failing to inspect the desk at reasonable times in order to ascertain that same was safe to be on the show room floor;
- e) failing to correct or cure the dangerous and hazardous condition which the improperly assembled desk created and the defendant knew or should have known to have existed by inspections;
- (f) failing to warn business invitees, patrons and others, including plaintiff of the aforesaid unreasonable dangerous condition existing on their premises;
- (g) allowing a dangerous and hazardous condition to develop and remain on their premises.

WHEREFORE, Plaintiff demands judgment against the Defendant in a sum in excess of FIFTY THOUSAND (\$50,000.00) DOLLARS.

BY: I. Michael Lubber, Esquire
I. MICHAEL LUBER, ESQUIRE
Attorney for Plaintiff

VERIFICATION

I, I. Michael Lubber, verifies that the facts set forth in the foregoing pleading are true and correct to the best of my knowledge, information and belief. I understand that false statements herein are made subject to the penalties of 18 Pa. C.S.A. Section 4904 relating to unsworn falsification to authorities.

I. Michael Lubber, Esquire

I. MICHAEL LUBER

A handwritten signature in dark ink, appearing to read "I. Michael Lubber", is written over a faint, circular, dotted background mark.

APR 17 2023

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